



EAST PLEASANTON SPECIFIC PLAN TASK FORCE AUGUST 7, 2014 MEETING AGENDA ITEM IV

As requested by the Task Force at its June 5, 2014 meeting, additional EPSP land use scenarios and associated traffic generation and economic feasibility reports are being provided to the Task Force.

The additional land use scenarios requested by the Task Force include:

- Scenario 1A - 500 single-family units with no El Charro Road (and reduced public infrastructure)
- Scenario 1B - 500 single-family units with El Charro Road north extension only (and reduced public infrastructure)
- Scenario 2 – Park (and reduced public infrastructure)

The following scenarios were presented at the June 5, 2014 Task Force meeting, and have been included again for comparative purposes:

- Scenario 3 - 1,000 single-family units with land uses and circulation matching the Preliminary Draft Specific Plan
- Scenario 4 - 1,300 single-family units with land uses and circulation matching the Preliminary Draft Specific Plan.

Please refer to the diagrams depicting various scenarios included with the packet materials.

The Traffic Generation report outlines the anticipated trip generation and distribution for the land use scenarios listed above. The Economic Feasibility Report evaluates the economic feasibility of the land use scenarios.

The table on the following page summarizes the conclusions from both reports.

Land Use Scenario	Feasible for Traffic Circulation?	Economically Feasible?		
1A 500 Single Family Units, No EI Charro Rd. and Reduced Infrastructure	Infeasible	Threshold	Highly Infeasible	
		Inclusion of 50 BMRs ¹ on site	Highly Infeasible	
		Faster Absorption	Marginally Feasible	
		Faster Absorption with no CFD ²	Infeasible	
1B 500 Single Family Units, Partial EI Charro Rd. and Reduced Infrastructure	Infeasible	Threshold	Highly Infeasible	
		Inclusion of 50 BMRs ¹ on site	Highly Infeasible	
		Faster Absorption	Highly Infeasible	
		Faster Absorption with no CFD ²	Highly Infeasible	
2 Park and Reduced Infrastructure	Potentially Feasible	Threshold Inclusion of 50 BMRs ¹ on site Faster Absorption Faster Absorption with no CFD ²	See report.	
3 1,000 Single Family Units, Land Uses and Circulation of Prelim. Specific Plan	Feasible		<u>School Construction</u>	<u>School Fees</u>
		Threshold	Highly Infeasible	Highly Infeasible
		Inclusion of 50 BMRs ¹ on site	Highly Infeasible	Highly Infeasible
		Faster Absorption	Marginally Feasible	Feasible
		Faster Absorption with no CFD ²	Infeasible	Marginally Feasible
4 1,300 Single Family Units, Land Uses and Circulation of Prelim. Specific Plan	Feasible		<u>School Construction</u>	<u>School Fees</u>
		Threshold	Highly Infeasible	Highly Infeasible
		Inclusion of 50 BMRs ¹ on site	Highly Infeasible	Highly Infeasible
		Faster Absorption	Feasible	Feasible
		Faster Absorption with no CFD ²	Feasible	Feasible

¹ BMR stands for Below Market Rate Unit

² CFD stands for Mello-Roos Community Facilities District bond funding to finance project wide infrastructure

Recommendation:

Staff is requesting that the Task Force review the reports included with the packet materials and provide direction on:

- (1) which land use scenarios to add to the EIR (all of the existing alternatives would remain); and
- (2) which land use scenario should become the new preferred plan for integration into the Specific Plan document?